

Isaac Kinsey House
(Beechwood)
502 East Sarver Road
Milton Vicinity
Wayne County
Indiana

HABS No. IN-109

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IND.
89-MILT.V,
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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

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ISAAC KINSEY HOUSE
(Beechwood)

Location: 502 East Sarver Road (east side of road, one-quarter mile south of Lindsey Road), Milton vicinity, Wayne County, Indiana.

USGS Cambridge City Quadrangle; Universal Transverse Mercator Coordinates: 16.658400.4401900.

Present Owner: Mrs. William Lindsay Clark, 7530 North Pennsylvania, Indianapolis, Indiana, 46240 (1974).

Present Occupant: Mr. James M. Roschi.

Present Use: Residence.

Statement of Significance: The Kinsey house and farm complex were constructed during 1871-73, and designed by Richmond architect Joel Stover, his only known extant work in Indiana. The two-story High Victorian Italianate residence is distinguished by polygonal side bays, and an ornamental entry porch - delicately detailed in wrought-iron - with a main doorway completely framed by a voussoir arch of square stone blocks with beveled edges and embossed panels. Articulating the hip roof is a deep denticulated cornice braced with elaborate decorative brackets. A rectangular cupola trimmed at the eaves with sheet-metal brackets and cresting crowns the main roof. The house is adjoined by a dairy house and smoke house, and eleven additional outbuildings stand on the property. Isaac Kinsey was a prosperous farmer and industrialist in Wayne County during the latter half of the 19th century.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1871-73. The date is inscribed on a plaque found in the cupola.
2. Architect: Joel Stover, a Richmond, Indiana architect. The Kinsey house is the only known extant work of Stover's in Indiana.
3. Original and subsequent owners: The Kinsey house stands in the Northeast Section 14, Township 15, Range 12. The

following deed references are in the Office of the Recorder, Wayne County Courthouse, Richmond.

- 1852 Deed, April 1, 1852, recorded in Book 15, page 12. Lewis Burk sold approximately 160 acres to Isaac and Thomas Kinsey for \$6000.
- 1898 Deed, March 11, 1898, recorded in Book 109, page 33. The heirs of Isaac Kinsey sold the property to Rufus Lindsey.
- 1921 Deed, January 10, 1921, recorded in Book 153, page 144. Rufus P. Lindsey sold the property to Harper Wood Lindsey.
- 1973 Deed, Harper Wood Lindsey died and left the property to his daughter, Charity (Mrs. William Lindsay) Clark.
4. Builders, suppliers, contractor: The names of the principal craftsmen involved in the house's construction in 1871-73 were listed on the plaque in the cupola. They included:
- William Scott, bricklayer and stone-mason
 - David Manor, Casper Johannes, stone cutter
 - Row & Harnish, plasterer
 - Fred. Jones, carpenter and builder
 - H. Watts & Bros, slaters
 - D.P.C. Einhardt, painter
5. Original plan and construction: The main house as it exists today has retained much of its original character. A detailed description of the structure's exterior and interior appears in Part II, Architectural Information.

An early plan of the site with the main house and outbuildings - showing in detail all the farm buildings, the line of the fences, and an indication of the wooded areas - was drawn by the architect, Joel Stover, sometime before Isaac Kinsey's death in 1896. This plan has been reproduced as the site plan in the set of architectural measured drawings which accompany the written data.

Isaac Kinsey was apparently known in the area for his comfortable style of living and for staying abreast of the most recent innovations in household conveniences. In an 1880 biography of Kinsey, the author enthusiastically describes his subject's well-furnished house:

The Kinseys "live in a most commodious and beautiful home, abundantly supplied with closets, cupboards and cozy recesses which

so much delight the earts of good house-keepers. The dwelling is lighted with gas manufactured on the premises, and supplied with water raised by a wind pump, and heated by a furnace in the cellar. Considering the size and elegance, and completeness in all its appointments, it is an exception for a country dwelling. Added to all this is attached a conservatory of rare flowers and plants, which lend an air of taste and refinement to the surroundings."

Harper Wood Lindsay, the owner from 1921 to 1973, described in close detail to James Roschi, the present occupant, how the original heating and plumbing systems functioned. The water from the pump house tower, he explained, flowed to a tank in the attic of the second floor and the kitchen on the first. Another pipe was connected with a compartment in the kitchen next to the range, which heated the water for use in this room; the water also rose to the bathroom directly above the kitchen. The heating system, as described by Mr. Roschi, consisted of a large brick and sheet-metal furnace which heated air and dispersed it through a register in the front hallway. Individual rooms were warmed by fireplaces with cast-iron flues. The hot air flowing through the metal flues heated the air inside the chimney, and the hot air entered the room through a register.

At his death in 1896, a complete inventory of Kinsey's property was drawn up. Each room of the house was appraised and its furnishings were listed, serving as an excellent catalogue of how each room was originally used, and an additional indication of the Kinsey family's lifestyle. The inventory appears in Section D, Supplemental Material.

6. Alterations and additions: The outbuildings have undergone the most change. A structure located southeast of the main house which originally served as servants' quarters was demolished in the 1960s, and a garage was erected on the site. Attached to the outbuilding which is closest to the house at the east, appearing in several early glass plate negatives, was a tall water tower used in the house's early plumbing system. The outbuilding remains, though the tower has been removed. Other original buildings which have since been demolished include the boat house, the ice house, the bee hives, the chicken house, the hog pen, the wood house, and the sheep house.

B. Historic Persons and Events Connected with the Structure:

Isaac Kinsey (1821-1896) was a prominent farmer and industrialist in Wayne County during the second half of the 19th century. The eldest son and the fourth of nine children of Oliver and Sarah Kinsey, Isaac was born May 19, 1821 in Chester County, Pennsylvania.

Kinsey's parents were Quaker farmers, and Isaac remained loyal to his heritage throughout his life. The family moved to Baltimore when he was a boy, where he worked with his father as a blacksmith. In 1835, the Kinsey family moved again to Wayne County, settling on a 200-acre farm on the west bank of the Whitewater Canal. Isaac worked as a clerk in a dry-goods store between 1843 and 1845, moving to Cincinnati in 1845. His first job in Cincinnati was in a packing house slaughtering hogs, but he left that job in 1846 to join his brother Thomas to establish a produce business. After six years, Isaac parted with his brother, returned to Indiana, and bought a 500-acre farm two miles south of Milton. Kinsey accumulated a substantial estate through his farming enterprises. He also held large investments in the Hoosier Drill Company in Milton, talc mining and marble quarrying in Georgia and North Carolina, he built the River Rolling Mills in Milton, as well as a two-story downtown commercial block. Kinsey married Mary P. Jones on September 25, 1847, daughter of Aquila and Ann Jones of Cincinnati. She died young, and he remarried Mary E. Griffith in 1892. Kinsey died intestate in 1898, and the Kinsey farm was subsequently sold at a public auction to Rufus Lindsay on March 18, 1898.

C. Sources of Information:

1. Old views:

Glass plate negatives, n.d., views showing house, original gardens and fences, servants' quarters, water tower to indoor plumbing; in possession of James Roschi family.

Photographs, n.d., in possession of James Roschi family.

2. Bibliography:

a. Primary and unpublished sources:

E.B. Newman, "Memoir of Isaac Kinsey," m.s., ca.1896.

Wayne County Deed Records, Office of the Recorder, Wayne County Courthouse, Richmond, Indiana.

Wayne County Probate Records, Probate Court, Wayne County Courthouse, Richmond.

b. Secondary and published sources:

Biographical and Genealogical History of Indiana. Chicago, 1899, Vol. II, p. 812.

Biographical and Genealogical History of Wayne, Franklin, Union and Fayette Counties. Lewis Press, ed., 1894, pp. 47-48.

History of Wayne County, Interstate Press, ed., 1884.

D. Supplemental Material:

The following is an inventory of the property of Isaac Kinsey at the time of his death. What appears is the section of his will that lists his house furnishings. (Book 18, page 278, Clerk's Office, Wayne County Courthouse, Richmond.)

Dining Room:

2 Leaf Tables	\$1.00
9 Dining Chairs	2.25
1 extension table	2.00
1 rocker	.10
Dining Room Carpet	2.00
1 clock	1.50

Hall:

1 Double barrel shotgun	1.50
1 Rifle	.25
1 Single Barrel Shotgun	.50
Hall Carpet	3.00
1 Hall hat rack	5.00
1 Desk	3.00
1 Stool Blacking Case	.50
1 Calendar Clock	6.00
Stair Carpte and Rods	1.50

Sitting Room:

Sitting Room Carpet	8.00
1 Writing Desk	1.00
1 Willow Rocker	.25
1 Walnut Rocker	1.00
1 Cain Seat Rocker	.25
1 Desk Chair	.50
1 Small Stand	.50

Library:

Carpet on Library and Parlor	18.00
1 Lot Books	5.00
1 Lot Geological Specimens and curiosities in cabinet	1.00
1 Invalid Chair	3.00
1 Library table	.50
1 Cabinet folding Bed	6.00
Mirror in Library	1.00
1 Child's Chair	.25

Parlor:

1 Large Sofa	.50
2 Rockers	2.00
2 Walnut Arm Chairs	1.20
1 Small Willow Rocker	.75
1 Wood Centre Table	.25
2 Camp Chairs	.30

Upstairs Hall:		
Hall Carpet		\$.10
Blue Room:		
Carpet on Floor		.50
1 Old Fashioned Bureau		.10
1 Walnut Bedstead and Mattress		8.00
2 Cain Seat Chairs		.50
Nora's Room:		
Carpet		.10
Bedstead and Mattress		1.50
Green Room:		
Carpet		.50
Ash Bedstead and Mattress		6.00
1 Small Dresser		2.50
1 Office Table		.25
2 Chairs		.30
Bed Room:		
1 Carpet		.35
1 Old Bureau		.10

Prepared by Robert Bruegmann
Team Historian
Historic American
Buildings Survey
Summer 1974

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Kinsey house and farm complex were constructed 1871-73. The two-story brick residence is designed in the High Victorian Italianate tradition, distinguished by polygonal side bays, an ornamental iron entry porch, a deep denticulated cornice braced with decorative brackets and an elaborately trimmed cupola crowning the hip roof. A dairy house and smoke house adjoin the main structure.
2. Condition of fabric: Excellent.

B. Description of Exterior:

1. Overall dimensions: The two-story building with a rooftop cupola is L-shaped with polygonal bays on the north, east and west facades, and measures approximately 80' (front) x 60' deep.

2. Foundation: Dressed ashlar stone with thick mortar joints.
3. Wall construction, finish and color: Brick laid in common bond. The north bay is framed in stone.
4. Structural system, framing: Brick bearing walls with wooden joists and rafters.
5. Porches, stoops, bulkheads: The projecting ornamental iron entry porch is two stories. Two monolithic stone steps lead to a stone slab deck with dressed stone foundations. The four wrought-iron columns have leafed bases, and round shafts with fluting and iron scroll work around the capitals. Delicate iron railings and upper grille work span between the columns. The second-floor deck and soffit are wooden boarding, and the roof is sheet-metal with a shallow hip. A deck with similar railings and simple bracket supports extends around the adjoining bay on the south of the entry. All metal is painted black.

The southeast screened porch is supported by built-up square wooden columns with chamfered edges, a wooden deck, a white plaster soffit and a flat roof. All wood is painted white except for the gray deck. A bulkhead stair to the basement is on the east elevation.

6. Chimneys: The red brick chimneys have sheet-metal collars with brick edges chamfered above and topped by a sheet-metal cap or hood.
7. Openings:
 - a. Doorways and doors: The main entry is framed by pilasters of square stones which continue on up over the doorway, creating a semi-circular voussoir arch. Each square has beveled edges, and panels ornamented with domical bosses. The arched transom is bisected into two lights by a wide mullion. Each of the double doors have a long, narrow round-arched light on the top half, and a molded panel trimmed with carved floral motifs below.
 - b. Windows: Four-over-four light double-hung sash windows are framed by flush stone lintels and projecting stone sills. On the front (west) facade, the sill faces are beveled. All openings except those at the utility room are flanked by louvred shutters.
8. Roof:
 - a. Shape and covering: The main block is covered by intersecting hips. Octagonal roofs trimmed with concave ridges and decorative sheet-metal finials cap the two-story bays on the west and east. Roofing material

is slate with grey and green diamond patterns.

- b. Cornice, eaves: The large box cornice consists of a molded fascia supported by elaborate decorative brackets. The deep frieze is trimmed with bold dentils at the top and molded panels between the brackets; attic windows replace panels in some places. Gutter are concealed.
- c. Dormers, cupola: A rectangular cupola is trimmed with elaborate sheet-metal cresting to imitate ornamental ironwork, a metal cornice and frieze, and decorative metal brackets. Four round-arched windows pierce each side.

C. Description of Interior:

1. Floor plans:

- a. Basement: A full basement extends under the main section, with access from the main stairhall and the bulkhead stair on the west.
- b. First floor: Irregular central hall plan.
- c. Second floor: Irregular central hall plan.

- 2. Stairways: The main stairway to the second floor is open and divided into two runs, turning at a right angle halfway up. The carved railing is supported by elaborately turned balusters with carved fluting and a heavily detailed newel post. Enclosed stairs from the kitchen to the second floor and to the basement.
- 3. Flooring: The basement flooring is concrete and brick. The first and second floors have narrow plank oak flooring, except for concrete in the utility room and plastic sheeting in the kitchen.
- 4. Wall and ceiling finish: Paper over plaster.
- 5. Doorways and doors: The doors are four-paneled in two tiers with a transom bar and transom overhead. The doorway is framed by a wide architrave trimmed with beaded molding. All wood is stained dark brown.
- 6. Special decorative features: Fireplace openings have arched cast-iron surrounds. The fronts and mantels are marbled, trimmed with spandrels and cartouches.
- 7. Mechanical equipment:
 - a. Heating: Coal furnace with forced air vents.

b. Lighting: Concealed electrical wiring.

D. Site:

1. General setting and orientation: The main house stands on a large farm complex of approximately 600 acres. A spacious lawn surrounds the house, separating it from the road and wooded area.
2. Historic landscape design: The slab stone walks and gravel drives, as seen on the original site plan, are in existence.
3. Outbuildings: The main house is adjoined by a one-story dairy and pump house constructed of brick and covered with a hip roof. A brick smoke house with a gable roof stands immediately to the east of the dairy house. A frame garage to the southeast replaces the original servants' quarters, rebuilt with materials from the tenant house. The remaining eleven farm structures are wood frame with vertical or horizontal board siding.

Prepared by Mort Karp
Project Supervisor
Historic American
Buildings Survey
Summer 1974

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Historic Landmarks Foundation of Indiana. The project was completed in the summer of 1974 under the direction of John Poppeliers, Chief of HABS; and Associate Professor Mort Karp of the University of Arkansas, Project Supervisor; with Architect Harry Hunderman (University of Michigan); and student assistant architects Scott Barnard (University of Pennsylvania), Mark Hall (Pennsylvania State University), and Richard Perlmutter (Yale University); and architectural historian Robert Brueggmann (University of Pennsylvania) at the HABS Field Office, Earlham College, Richmond, Indiana. Photographs were taken by HABS staff photographer Jack E. Boucher in January 1975. The written historical and architectural data was edited and in some cases expanded upon in the HABS Washington office in April 1979 by staff historian Jan E. Cigliano.

ADDENDUM TO
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